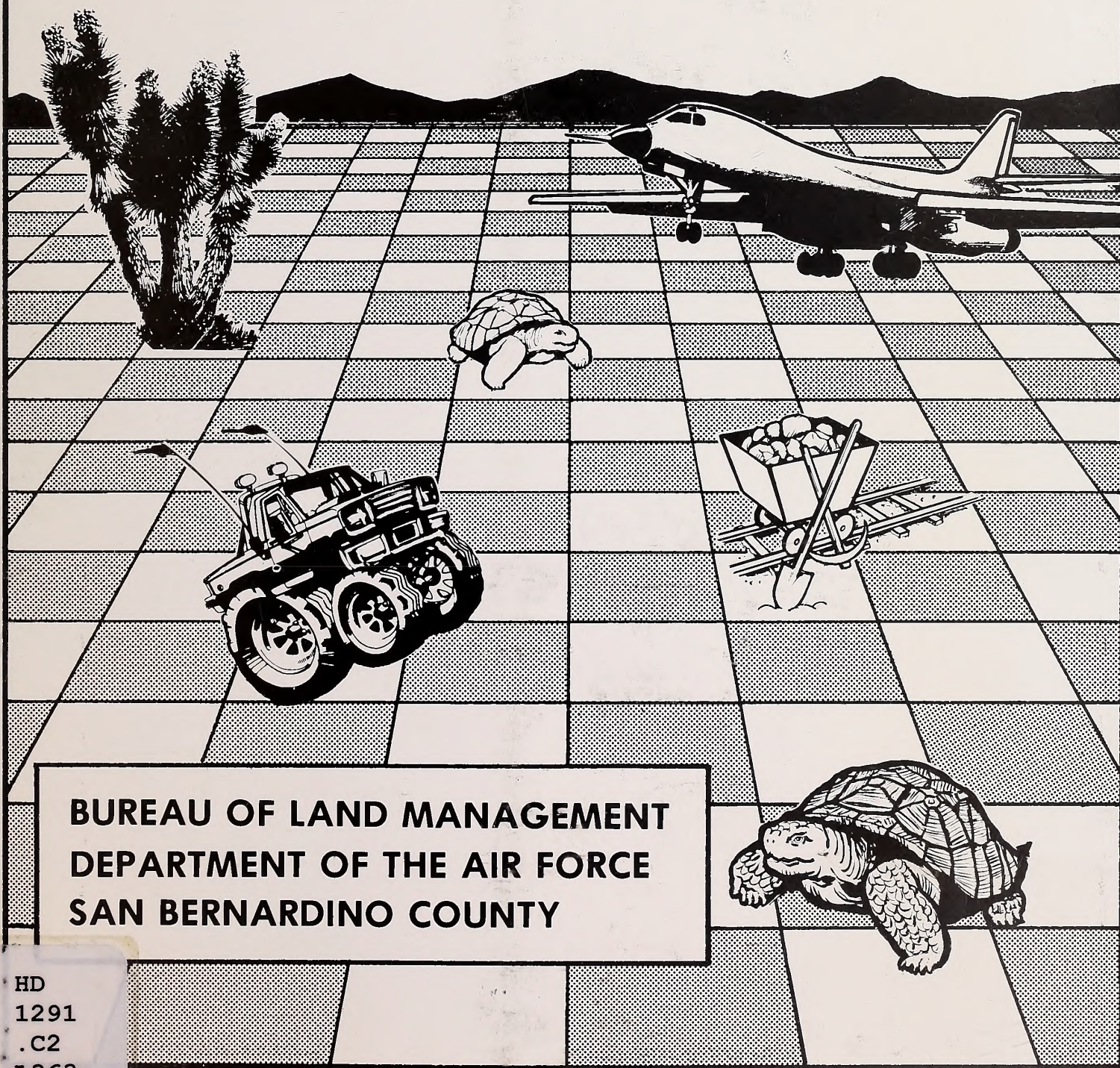




88068332

# LAND TENURE ADJUSTMENT PROJECT

## PREPLANNING ANALYSIS



BUREAU OF LAND MANAGEMENT  
DEPARTMENT OF THE AIR FORCE  
SAN BERNARDINO COUNTY

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1986  
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# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Barstow Resource Area  
831 Barstow Road  
Barstow, CA 92311  
(619) 256-3591

IN REPLY  
REFER TO:

2000 (DOD)

Dear Reviewer:

Enclosed for your review and comment is the Preplanning Analysis for a Land Tenure Adjustment Project, jointly proposed by the Bureau of Land Management and the Department of Defense, specifically Edwards and George Air Force Bases. The project affects portions of the Barstow and Ridgecrest Resource Areas, California Desert District, within eastern Kern, northeastern Los Angeles, and northern San Bernardino Counties. Within that area, landownership patterns (public and private) are being analyzed to determine if and how they can be adjusted to enhance BLM's management effectiveness, to support DoD's mission, and to allow for the utilization and development of private land consistent with applicable County General Plans. Proposed adjustments would be accomplished through voluntary land exchanges. Plan amendments to the California Desert Plan and the San Bernardino County General Plan and development of a County Safety Overlay are a probable part of this Land Tenure Adjustment Project proposal.

This Preplanning Analysis outlines the preliminary issues (concerns), alternatives, and decision criteria to be used by the Bureau of Land Management and San Bernardino County in the review of the project, plan amendments, and safety overlay. These issues, alternatives, and decision criteria will be included in the development of an environmental impact statement/environmental impact report for the project.

Your review of these preliminary issues, alternatives, and decision criteria as well as any suggestions regarding additions, deletions, or corrections are needed. Also, any information you may have on existing resource values would be appreciated.

Four public scoping workshops/meetings are scheduled for June 24, 25, 26 and 27, 1986 in San Bernardino, Lancaster, Victorville and Barstow, respectively (exact locations and times to be announced through a Federal Register Notice and the media at a later date). Representatives from the Bureau of Land Management, Edwards and George Air Force Bases, and San Bernardino County will be available at these workshops/meetings to answer questions and record your comments.

If your organization would like a presentation or an issue-specific discussion, please contact the Bureau of Land Management at the address above.



Written comments on the Preplanning Analysis must be received no later than July 7, 1986 to be fully considered in the finalization of the issues, alternatives, and decision criteria. Please send comments to the above address.

Sincerely,

*Alden Sievers*

Alden Sievers  
Area Manager  
Barstow Resource Area



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LAND TENURE ADJUSTMENT PROJECT

PREPLANNING ANALYSIS

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June 1986

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## I. INTRODUCTION

This Preplanning Analysis (PPA) describes the level of data collection and planning anticipated in the development of amendments to the California Desert Plan and the San Bernardino County General Plan and a County Safety Overlay as a part of the Land Tenure Adjustment (LTA) Project.

The PPA was developed in accordance with Bureau of Land Management (BLM) regulations (BLM Manual, Section 1602). Because San Bernardino County has no similar requirement, this document serves only as notification to the public of actions within the County.

The PPA identifies the major issues, types and levels of anticipated decisions, the decision criteria, preliminary alternatives, inventory and data collection needs. The PPA also outlines proposed work schedules and public participation.

### LTA Project Location and Background

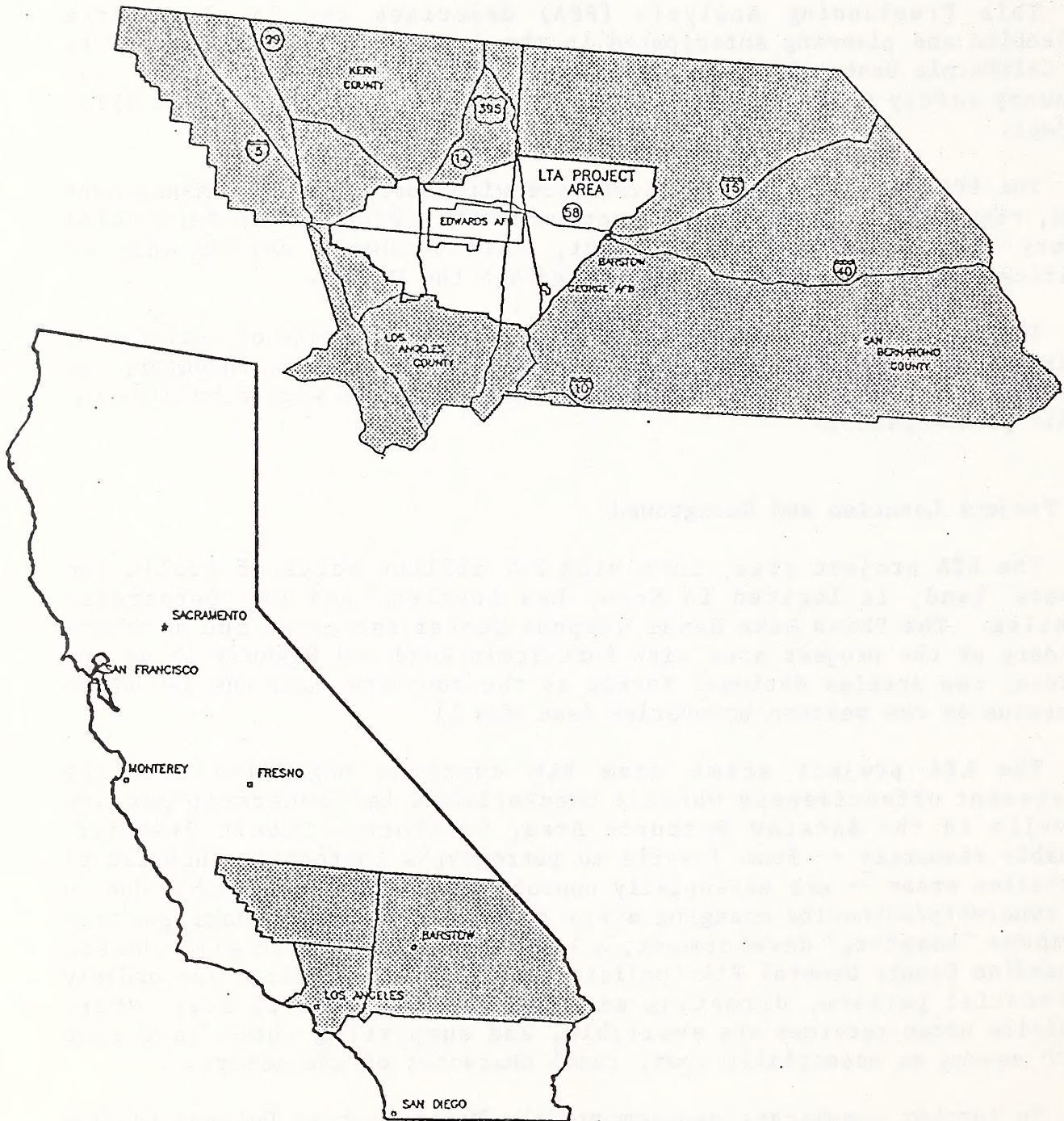
The LTA project area, involving 2.5 million acres of public and private land, is located in Kern, Los Angeles, and San Bernardino Counties. The China Lake Naval Weapons Center serves as the northern boundary of the project area with Fort Irwin Road and Highway 15 as the eastern, the Angeles National Forest as the southern, and the Tehachapi Mountains as the western boundaries (see Map 1).

The LTA project stems from BLM concerns regarding resource management effectiveness where a checkerboard landownership pattern prevails in the Barstow Resource Area, California Desert District. Valuable resources -- from fossils to petroglyphs to tortoise habitat to recreation areas -- are essentially unprotectable and unmanageable due to the ownership/authority changing every mile. This checkerboard pattern promotes "leapfrog" development, a land use incompatible with the San Bernardino County General Plan policies of creating a logical and orderly residential pattern, directing new urban development to areas where requisite urban services are available, and supporting those land uses which assure an essentially open, rural character of the desert.

To further complicate management, the Department of Defense (DoD) - Air Force Flight Test Center (AFFTC) at Edwards Air Force Base and George Air Force Base have three airspace corridors (two existing and one proposed) within the project area boundary. These corridors include: 1) ingress into George Air Force Base; 2) a proposed expanded Precision Impact Range Area; and 3) a supersonic/low flying test area (see Map 2 and Appendix A for location and specific information regarding these corridors).

In 1981, a subdivision covering many alternate or checkerboard sections of privately owned land was proposed to San Bernardino County (SBCo.) under the existing supersonic/low flying test corridor. In responding to SBCo., AFFTC stated that approval of the subdivision proposal would compromise their mission of flight testing manned and

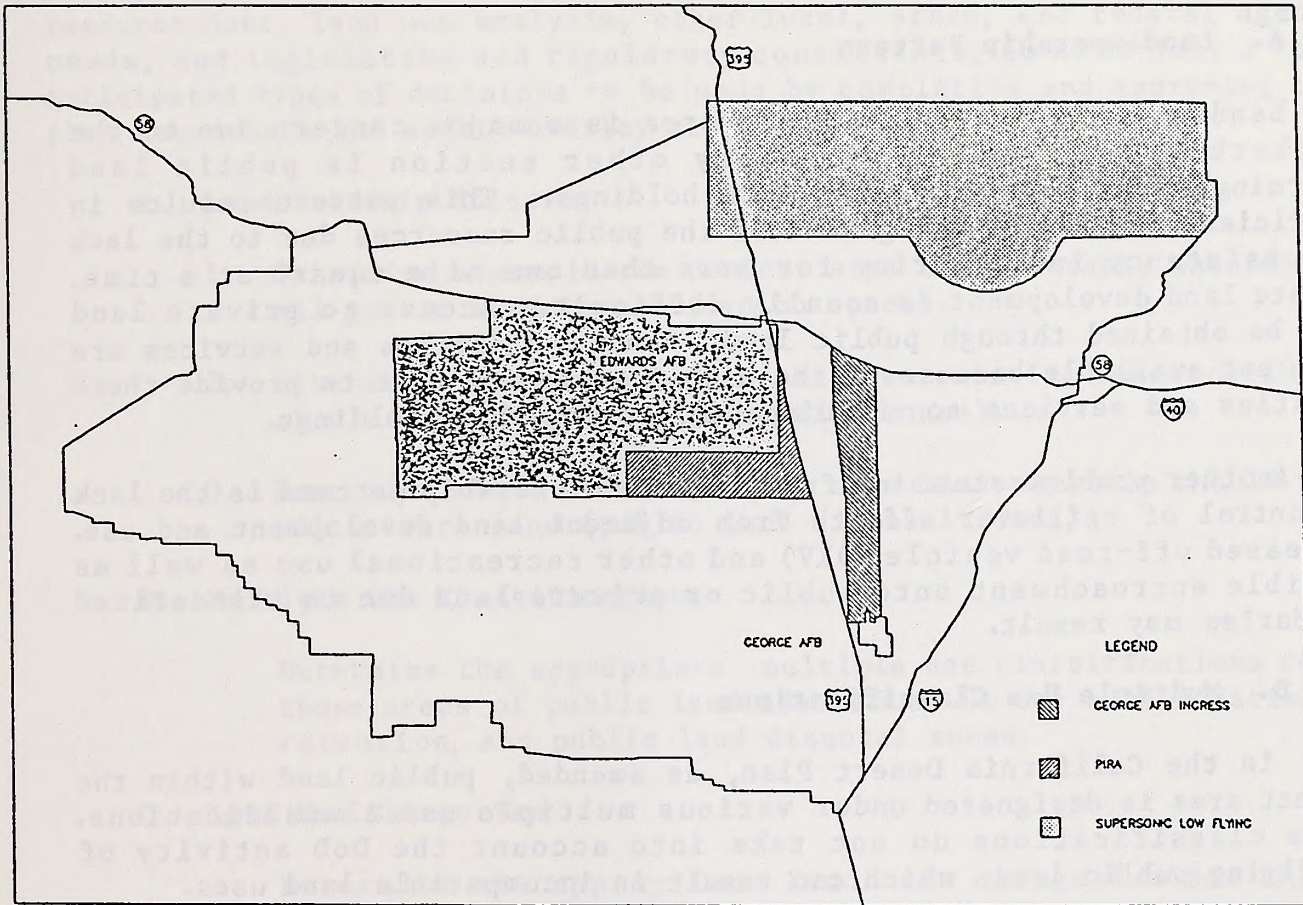




Map 1. General Location



# CORRIDORS



Map 2. Project Area with Corridors

unmanned aerospace vehicles and would create a potential hazard to public health and safety.

In October 1982, BLM and AFFTC with concurrence from SBCo., signed an Interagency Agreement to cooperate closely in the resolution of the checkerboard landownership problems (Appendix B). The BLM and AFFTC agreed to establish a land tenure adjustment project that will: 1) support the DoD's testing and training mission; 2) meet BLM resource management objectives; and 3) allow for utilization and development of private land consistent with applicable County General Plans.



## II. IDENTIFICATION OF ISSUES

A number of preliminary management issues (problems, concerns, opportunities regarding the use and management of land and resources) have been identified for the project. These issues reflect current BLM, DoD, and SBCo. management concerns. Additional concerns, as they are identified by agencies and the public, will be incorporated into the planning process.

### A. Landownership Pattern

Landownership in the project area is a major concern due to the checkerboard pattern where every other section is public land intermingled with private and state holdings. This pattern results in inefficient and costly management of the public resources due to the lack of consistency in authority for more than one mile square at a time. Private land development is equally difficult. Access to private land must be obtained through public land. County utilities and services are often not available because of the high incremental cost to provide these utilities and services to the dispersed private land holdings.

Another problem stemming from this landownership pattern is the lack of control of spillover effects from adjacent land development and use. Increased off-road vehicle (ORV) and other recreational use as well as possible encroachment onto public or private land due to ill-defined boundaries may result.

### B. Multiple Use Classifications

In the California Desert Plan, as amended, public land within the project area is designated under various multiple use classifications. These classifications do not take into account the DoD activity of overflying public land, which can result in incompatible land uses.

### C. Land Use Categories

In the San Bernardino County General Plan, private land within the project area is designated under various land use categories. These designations do not take into account the DoD activity of overflying private land, which can result in incompatible land uses.

### D. Public Health and Safety

No safety overlay has been developed by SBCo. to address the impacts to public health and safety from the overflying DoD activity in the project area. Annoyance, interference with speech communication and sleep, startle and startle reaction, structure height restrictions, etc. may occur under each of the airspace corridors (Appendix A).



### III. TYPES AND LEVELS OF DECISIONS ANTICIPATED

Decisions will be made on the identified issues based on information gathered through the plan amendment process. These decisions will be project area oriented and range from basic management policy and objective statements to site specific land exchange recommendations. Factors used to make decisions will include geographical data, natural resource data, land use analysis, other local, state, and federal agency needs, and legislative and regulatory constraints, to name only a few. Anticipated types of decisions to be made by completing and approving the plan amendments and safety overlay are as follows:

#### A. Landownership Pattern

1. Determine where in the project area landownership should be all public land (consolidation zones).
2. Determine where in the project area existing landownership should remain the same (retention zones).
3. Determine where in the project area landownership should be all private land (public land disposal zones).

#### B. Multiple Use Classifications

Determine the appropriate multiple use classifications for those areas of public land identified in the consolidation, retention, and public land disposal zones.

#### C. Land Use Categories

Determine the appropriate land use categories for those areas of private land identified in the consolidation, retention and public land disposal zones.

#### D. Public Health and Safety

Determine the appropriate safety overlay for private land within the consolidation and retention zones.

### IV. DECISION CRITERIA

The BLM and SBCo. plan amendments and safety overlay are a part of the LTA project. BLM planning regulations require decision criteria to be developed to guide the amendment process (see Table 1). These criteria are used to establish parameters to limit the scope and focus the analysis in order to ensure that decisions are tailored to the issues previously identified and that unnecessary data collection and analysis are avoided. The foundation of the criteria include laws, executive orders, regulations, national/state guidance, input from other governmental agencies and an analysis of data needs.



TABLE 1. RELATIONSHIP BETWEEN ISSUES, GOALS, LEGAL REQUIREMENTS, AND DECISION CRITERIA

ISSUES	GOALS	LEGAL REQUIREMENTS	DECISION CRITERIA
A. Landownership Pattern	1. For public land-multiple use management, consolidation through exchange of land where increased management effectiveness will result, and protection of significant resources are the principal goals.	FLPMA, Secs. 202 206 209  43 CFR 1600 2200	A change in landownership will be accomplished through exchange.  All exchanges will be on a voluntary basis only.  Consolidation of public land will be considered priority for those areas most important to the management of public land resources and the DoD mission.
	2. For private land-to ensure that short and long-term growth occurs in areas compatible with and can support such growth in terms of utilities and transportation.	Development Code, Title 8	Exchange proposals involving both offered and selected lands within the project area will be given priority over proposals involving selected lands outside the area.
B. Multiple Use Classifications	To ensure continued multiple use of the public land while preventing future conflicts between land uses and DoD activities.	43 CFR 1600	Management emphasis towards the protection of existing Areas of Critical Environmental Concern and Wilderness Study Areas will continue.  Multiple use classification guidelines as identified in the California Desert Plan, as amended



TABLE 1. (cont)

ISSUES	GOALS	LEGAL REQUIREMENTS	DECISION CRITERIA
			will remain unchanged (see Appendix C).
			No existing authorized land uses on public land will be eliminated.
C. Land Use Categories	To ensure long-term growth on private land while avoiding future conflicts between land development, DoD activities, and resource values.	Development Code, Title 8  California Government Code, Title 7	Management emphasis is towards the continued growth of the county where requisite urban services are available.  Nearness of available utilities and access will guide development emphasis.  Land use category definitions as identified in the San Bernardino County General Plan will remain unchanged. (see Appendix D).
D. Public Health and Safety	To ensure that authorized private land uses are compatible with DoD activity.	Development Code, Title 8	Requirements and standards as set forth in the San Bernardino County Development Code will remain unchanged. (see Appendix E).  No existing authorized land uses on private land will be eliminated.



## V. APPLICABLE STATE/NATIONAL GUIDANCE AND LAWS

Several pieces of legislation may cause conflicts with other resource utilization due to protective and/or restrictive requirements. The Endangered Species Act of 1973, as amended, requires the protection of all federally listed threatened and endangered plants and animals. Cooperative agreements with the California state government extend responsibility for review to state listed plants and animals. The National Historic Preservation Act of 1966, as amended, the American Indian Religious Freedom Act of 1978, and the Archaeological Resource Protection Act of 1979, require that due consideration be given to cultural/historical resources that may be impacted by federal actions. The Federal Land Policy and Management Act of 1976 (FLPMA) requires that areas of critical environmental concern (ACEC) be given special management consideration in land use planning and implementation. Under the Interim Management Policy (IMP) and Guidelines for Lands Under Wilderness Review (IMP - December 12, 1979), wilderness study areas will be regulated so as not to impair the suitability of these areas for preservation as wilderness. Each of the above acts may restrict land use allocation and/or management options.

## VI. ALTERNATIVE FORMULATION

### Background Information

Prior to the development of the alternatives, BLM and DoD separately prioritized various locations within the project area which were, in each agency's opinion, important in the effective management of existing resources. These priority locations were compared and then combined through collaborative effort of both agencies (see Table 2).

## VII. INVENTORY NEEDS

The project area has been inventoried in part with the development of the California Desert Plan and amendments. Numerous site specific plans and projects have been developed in the area, all of which required an inventory of the existing resources. A preliminary review of the existing resource values within the project area has been completed. Overlays depicting the following are available for review at the Barstow Resource Area Office: cultural resource sensitivity; desert tortoise densities; grazing allotments; mining claim locations; sensitive plant habitat; special designation areas; and wind energy potential. This information will be further refined and included, as appropriate, in the Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR). A compilation of that existing data and field verification as well as data for areas not previously evaluated will be completed. For any voluntary land exchanges conducted in the project area, site specific field investigations will be completed in order to prepare a land report, mineral potential report, and environmental analysis.



TABLE 2. ALTERNATIVE FORMULATION CRITERIA

Alternatives	Formulation Criteria
I.	No Action - Continue present management (Map 3A).
II.	<p>A. Consolidation Zones</p> <ol style="list-style-type: none"> <li>Public Land - Minimize acreage (61,000 acres). Consolidate only that land identified by BLM and DoD as highest priority in the management of existing resources.</li> <li>Private Land- Consider designation as Rural Living to avoid future conflicts with DoD activities. Consider Safety-Noise Overlay designation.</li> </ol> <p>B. Retention Zones</p> <ol style="list-style-type: none"> <li>Public Land - Maximize acreage (414,000 acres). Continue existing multiple use classifications.</li> <li>Private Land- Continue existing land use categories.</li> </ol> <p>C. Public Land Disposal Zones</p> <ol style="list-style-type: none"> <li>Public Land - Designate as unclassified (73,000 acres).</li> <li>Private Land- Continue existing land use categories.</li> </ol> <p>See Map 3B.</p>
III.	<p>A. Consolidation Zones</p> <ol style="list-style-type: none"> <li>Public Land - Consolidate that land identified by BLM and DoD as priority in the management of existing resources (121,000 acres). Designate as multiple use Class L to protect resources and prevent future conflicts with DoD activities.</li> <li>Private Land- Consider designation as Rural Living to avoid future conflicts with DoD activities. Consider Safety-Noise Overlay designation.</li> </ol> <p>B. Retention Zones</p> <ol style="list-style-type: none"> <li>Public Land - Continue existing multiple use classifications unless presently unclassified, then designate as multiple use Class M (287,000 acres).</li> <li>Private Land- Continue existing land use categories.</li> </ol> <p>C. Public Land Disposal Zones</p> <ol style="list-style-type: none"> <li>Public Land - Designate as unclassified (103,000 acres).</li> <li>Private Land- Continue existing land use categories.</li> </ol> <p>See Map 3C.</p>
IV.	<p>A. Consolidation Zones</p> <ol style="list-style-type: none"> <li>Public Land - Equalize acreage as nearly as possible with other zones (188,000 acres). Allow for possible disposal of important BLM resource</li> </ol>



TABLE 2. (cont)

Alternatives	Formulation Criteria
	values as a trade off for consolidation of DoD priority areas. Designate as multiple use Class L to prevent future conflicts with DoD activities.
2. Private Land-	Consider designation as Rural Conservation to prevent future conflicts with DoD activities. Consider Safety-Noise Overlay designation.
B. Retention Zones	
1. Public Land -	Equalize acreage as nearly as possible with other zones (184,000 acres). Continue existing multiple use classifications unless presently unclassified, then designate as Class L.
2. Private Land-	Consider designation as Rural Living to avoid future conflicts with DoD activities. Consider Safety-Noise Overlay designation.
C. Public Land Disposal Zones	
1. Public Land -	Equalize acreage as nearly as possible with other zones (157,000 acres) and designate as unclassified.
2. Private Land-	Continue existing land use categories.
See Map 3D.	
V. A. Consolidation Zones	
1. Public Land -	Maximize acreage (219,000 acres). Consolidate to the maximum extent possible all BLM and DoD important resource values. Designate as multiple use Class L to prevent future conflicts with DoD activities.
2. Private Land-	Consider designation as Rural Conservation to prevent future conflicts with DoD activities. Consider Safety-Noise Overlay designation.
B. Retention Zones	
1. Public Land -	Minimize acreage (132,000 acres). Designate as multiple use Class L to prevent future conflicts with DoD activities.
2. Private Land-	Consider designation as Rural Conservation to prevent future conflicts with DoD activities. Consider Safety-Noise Overlay designation.



TABLE 2. (cont)

Alternatives	Formulation Criteria
C. Public Land Disposal Zones	
1. Public Land -	Minimize acreage (56,000 acres). Designate as unclassified.
2. Private Land-	Continue existing land use categories.
See Map 3E.	
VI. Proposed Action	
A. Consolidation Zones	
1. Public Land -	Maximize acreage (205,000 acres) in areas identified by BLM as priority and DoD as highest priority. Designate as multiple use Class L to prevent future conflicts with DoD activities.
2. Private Land-	Consider designation as Rural Conservation to prevent future conflicts with DoD activities. Consider Safety-Noise Overlay designation.
B. Retention Zones	
1. Public Land -	Continue existing multiple use classifications (139,000 acres).
2. Private Land-	Consider designation as Rural Living to avoid future conflicts with DoD activities. Consider Safety-Noise Overlay designation.
C. Public Land Disposal Zones	
1. Public Land -	Maximize acreage (158,000 acres). Designate as unclassified.
2. Private Land-	Continue existing land use categories.

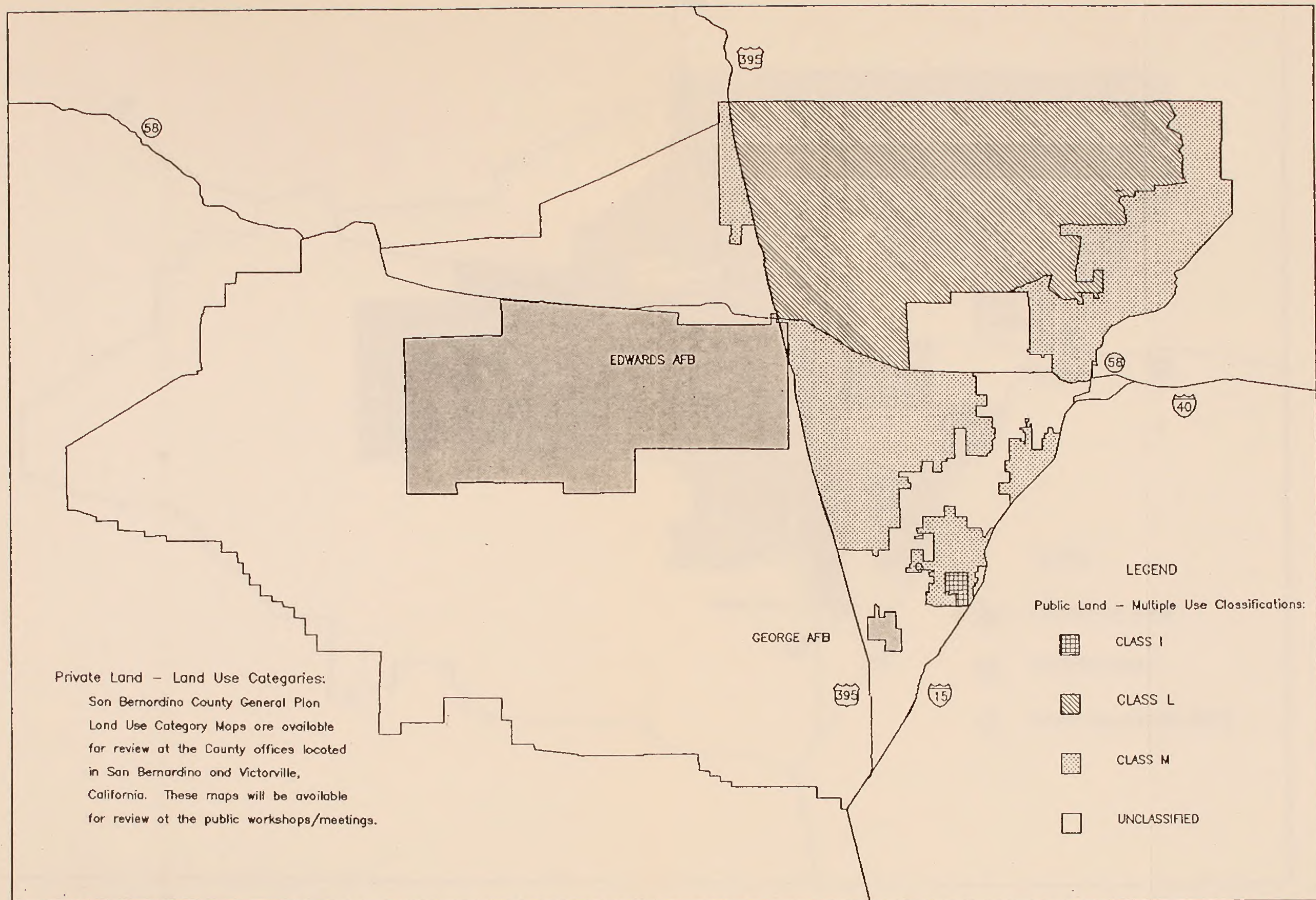
See Map 3F.

NOTE: All acreage figures are approximations.







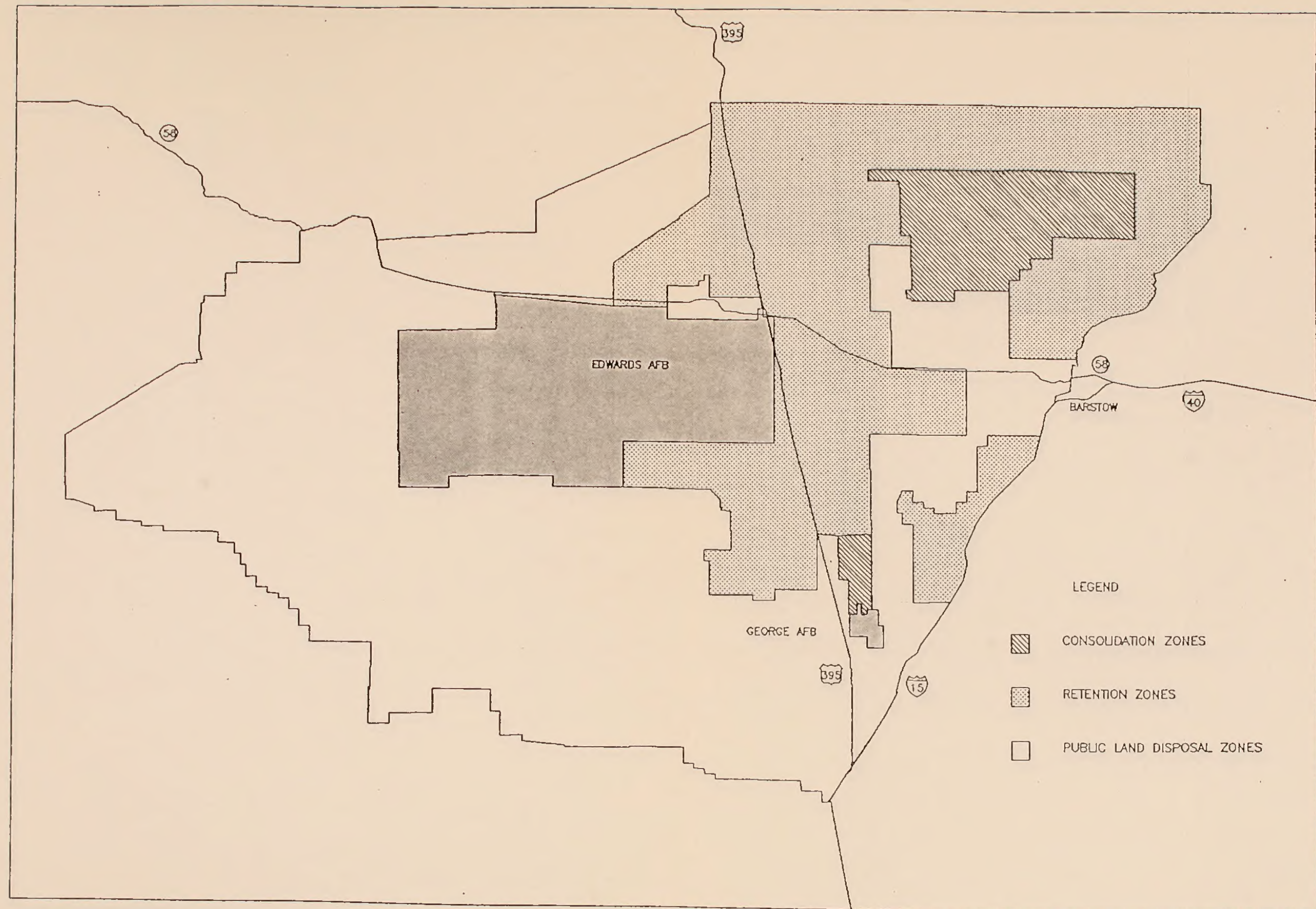


Map 3A. Alternative I (No Action)







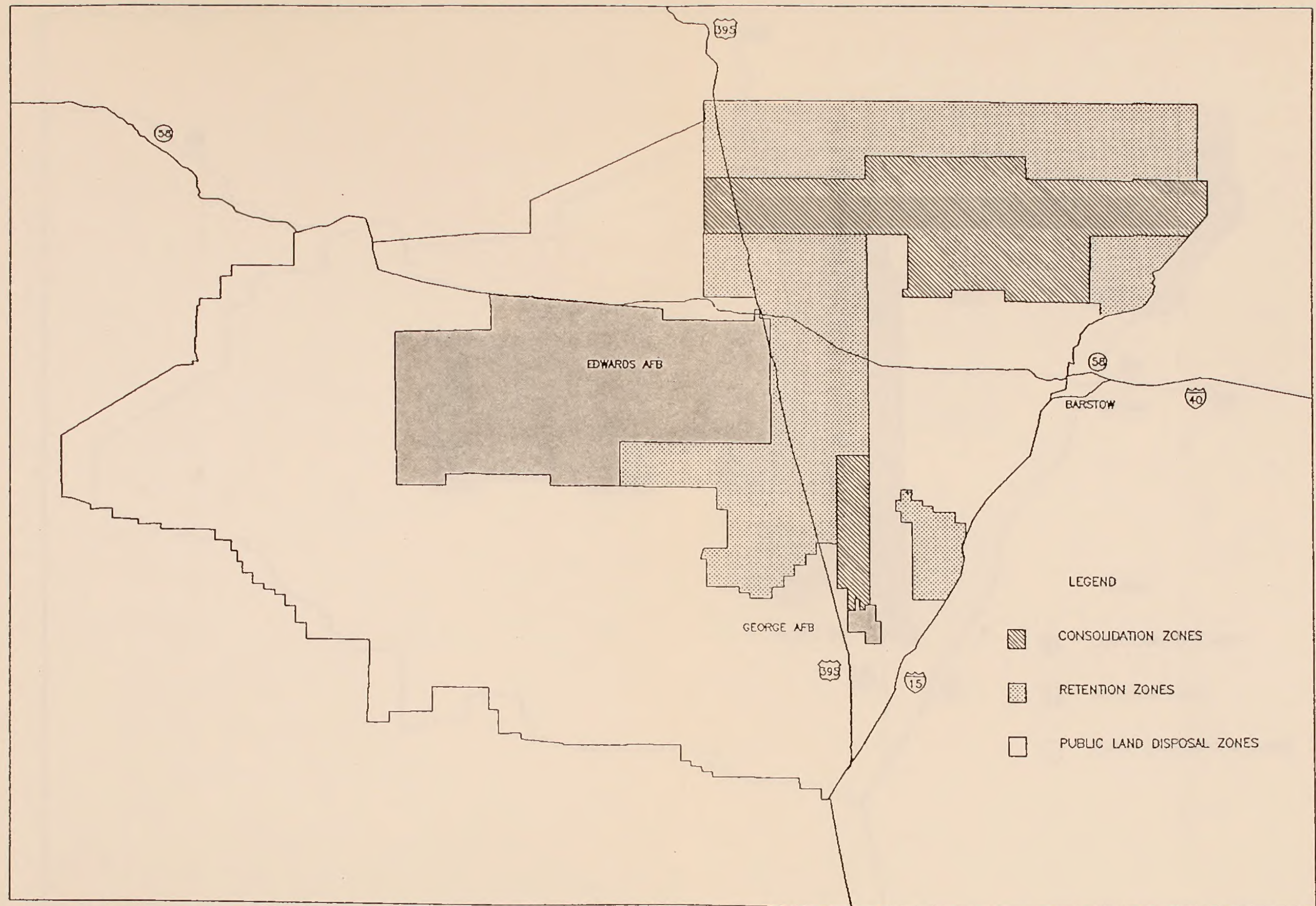


Map 3B. Alternative II







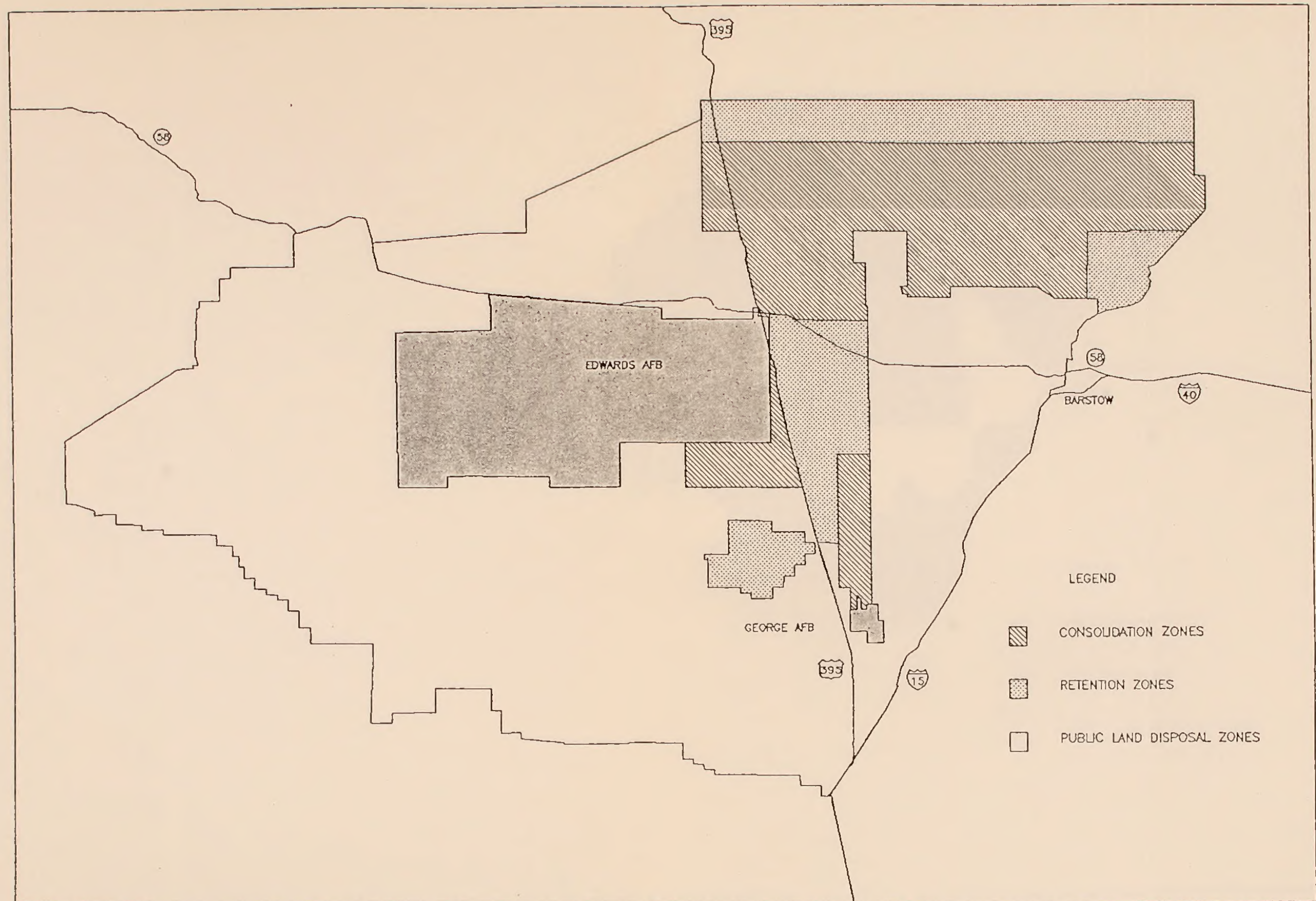


Map 3C. Alternative III







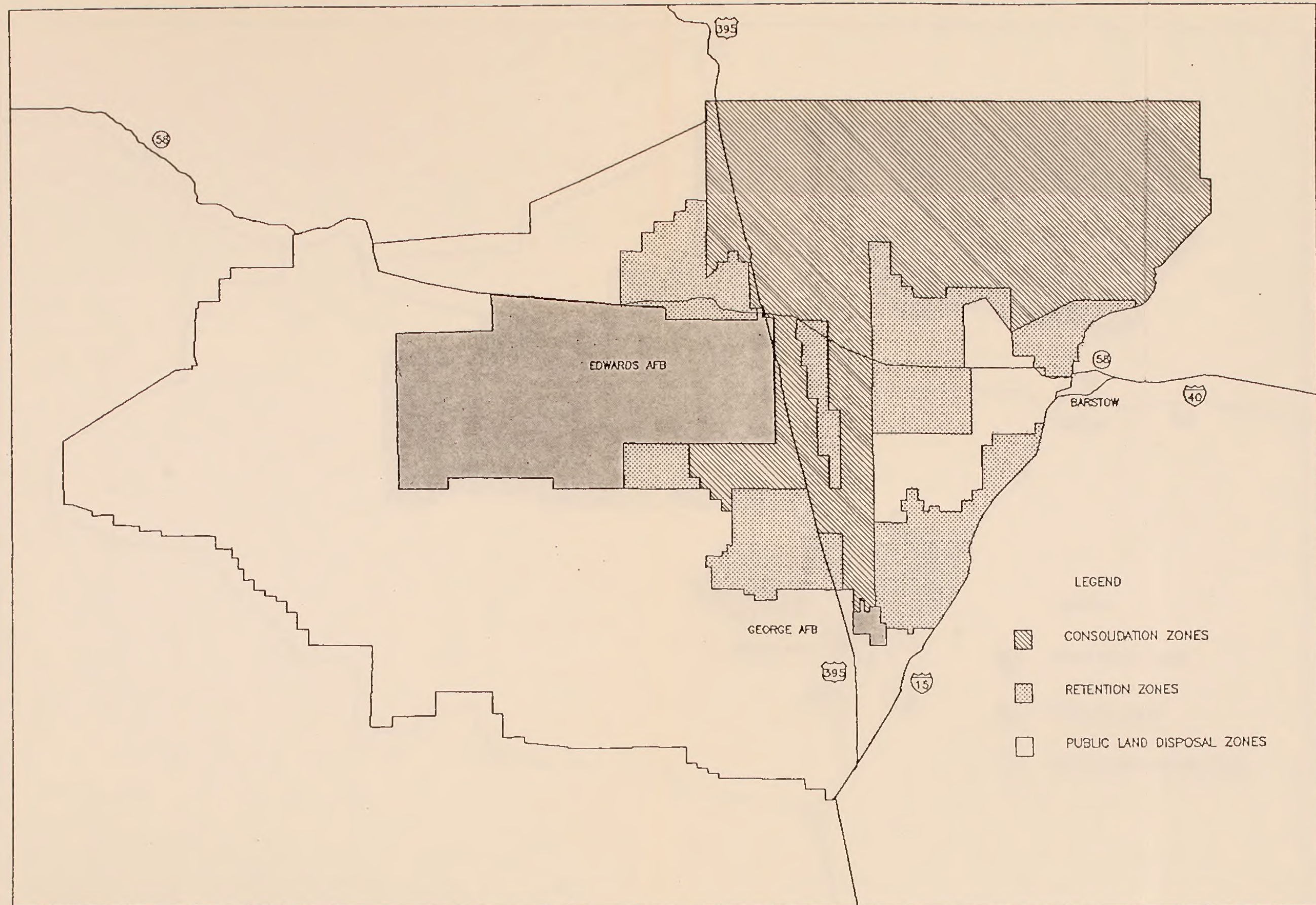


Map 3D. Alternative IV







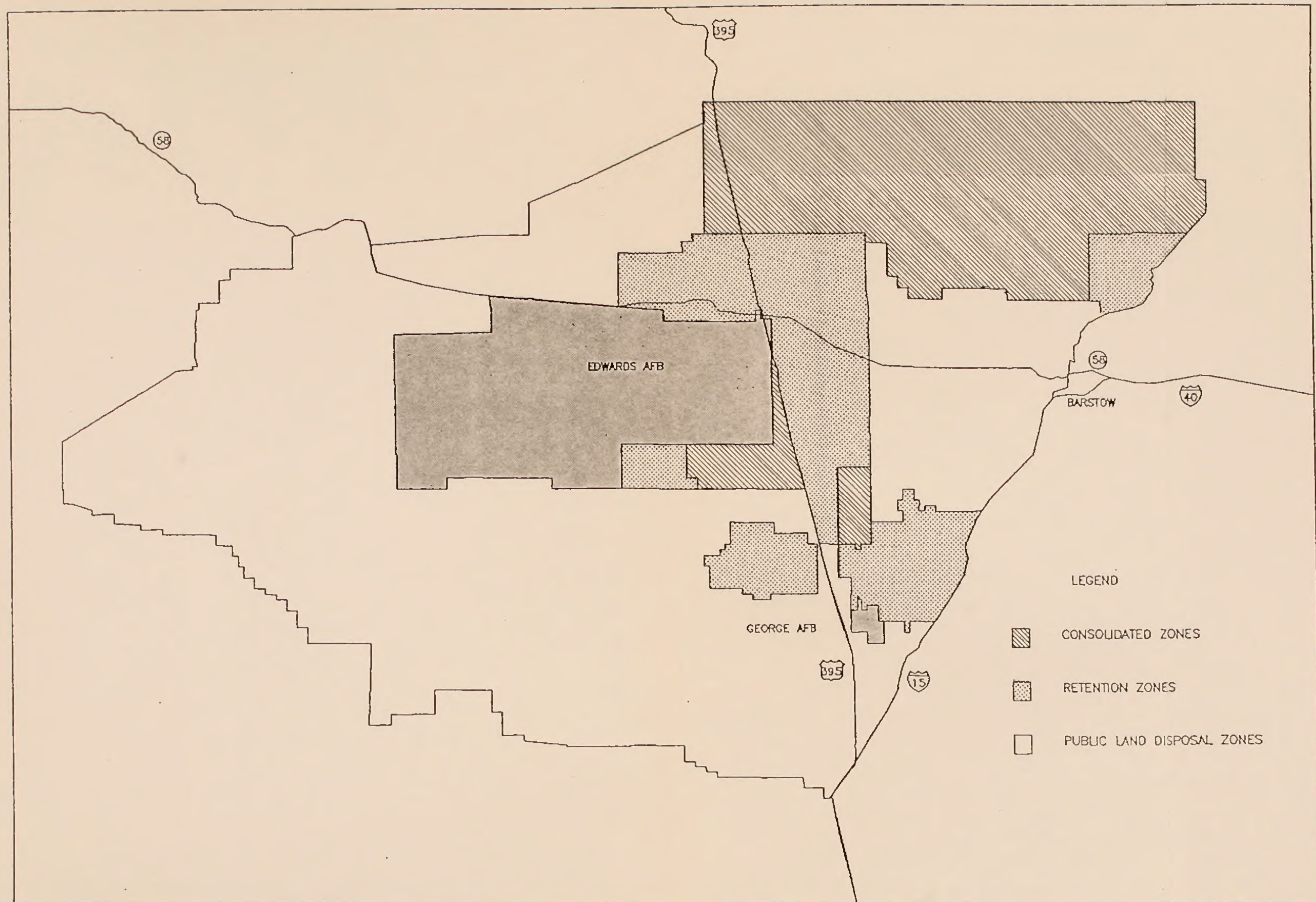


Map 3E. Alternative V









Map 3F. Alternative VI (Proposed Action)







## VIII. SCHEDULE FOR ENVIRONMENTAL DOCUMENTATION

The following schedule has been developed in coordination with DoD and SBCo.

Preplanning Analysis Completed	May 30, 1986
Notice of Intent to Begin Plan/Notice of Availability of Planning Criteria (NOI/NOA) in Federal Register	June 6, 1986
Notice of Preparation of a Draft Environmental Impact Report Mailed Out	June 6, 1986
Public Scoping Workshops/Meetings (tentative locations - San Bernardino, Lancaster, Victorville, Barstow)	June 24-27, 1986
Finalization of Alternatives	August 15, 1986
Estimation of Effects of Alternatives	September 30, 1986
Draft EIS/EIR Completed	January 30, 1987
NOA in Federal Register	February 13, 1987
Public Meetings (same locations as above)	March 23-26, 1987
Public Comment Period Ends	May 15, 1987
Final EIS/EIR Completed	August 5, 1987
Public Review of BLM Recommendations and Protest Period Ends	September 14, 1987
BLM Record of Decision Completed (pending final action on protests)	November 27, 1987

## IX. PUBLIC PARTICIPATION

The goal of this public participation process is to inform the public before any action is initiated, during each specific stage of plan development, and after each comment period to show how the input has been utilized. This goal will ensure maximum benefit from the opinions and comments of the public and promote interaction and cooperation between BLM, DoD, SBCo. and interested parties.

This section describes the process and key dates that the BLM, DoD, and SBCo. will use in informing, involving, and working with various publics and interests in the development of the plan amendments and safety overlay for the Land Tenure Adjustment Project from initial scoping of the issues through a joint environmental impact statement and environmental impact report. Specific elements of public participation will be sought pursuant to BLM Planning System Manual 1601 guidelines.



Affected publics include: 1) federal, state, county, and local agencies; 2) special interest groups that include, recreation, mineral development, cultural/historic, Native American, plant and animals, public utilities, to name only a few; and 3) concerned and interested individuals.

As the plan amendment and safety overlay effort progresses, it may be necessary to revise the techniques and dates of public involvement identified herein as additional publics and concerns are identified. The mailing list will be a dynamic part of the public participation process, changing as new inputs arise and public interest increases. A copy of the mailing list will be maintained and updated at the Barstow Resource Area Office.

#### **Stage 1: Preplanning - Preliminary Issues, Criteria, and Alternatives**

The components of this stage are initiated upon release of this preplanning document and publication of a Notice of Intent/Notice of Availability in the Federal Register. Only preliminary issues, criteria, and alternatives have been developed to afford the public the opportunity to comment and make recommendations regarding additions or deletions. Following a 30-day public comment period and four public scoping workshops/meetings (San Bernardino, Lancaster, Victorville, and Barstow), the issues, criteria, and alternatives will be finalized, approved by the District Manager, and incorporated into the EIS/EIR.

#### **Stage 2: Environmental Documentation**

Public involvement in preparation of the EIS/EIR will follow both the National Environmental Policy Act of 1969 (NEPA) and the California Environmental Quality Act of 1970 (CEQA) requirements. A Notice of Availability will be published in the Federal Register for both the Draft and Final EIS/EIRs. Four public meetings will be conducted in concert with public review of the Draft EIS/EIR. The Final EIS/EIR will include all comments received on the Draft EIS/EIR as well as any necessary responses to those comments. Upon completion of the Final EIS/EIR, the BLM will release the document to the public for a 30-day public review and protest period on those recommendations affecting public land according to BLM regulations (43 Code of Federal Regulations, Part 1610). For those recommendations affecting private land, SBCo., in accordance with CEQA requirements, will submit the Final EIS/EIR to the Planning Commission for certification.

#### **Stage 3: Record of Decision**

After the BLM public review and protest period ends and final action has been taken on any protest received, a Record of Decision for those decisions affecting public land will be prepared and distributed by the BLM. For decisions affecting private land, SBCo. will submit its proposed recommendations to the Planning Commission. The Planning Commission will submit its recommendations to the County Board of Supervisors who, in turn, will issue a decision following settlement of any appeals filed in accordance with Division 4, Title 8 of the San Bernardino County Code.



#### Stage 4: Project Implementation

Upon final decision by BLM, voluntary site specific land exchanges will be conducted with private landowners within the consolidation zones. To assure consistency of management in retention zones, cooperative agreements will be sought between BLM, DoD, and SBCo.

#### Media Contacts

Media releases will be issued for each mailing and Federal Register Notice. Direct contact with interested media will be encouraged.

#### Public Involvement Timetable

Notice of Intent/Notice of Availability of Planning Analysis in Federal Register	June 6, 1986
Public Scoping Workshops/Meetings (tentatively scheduled for San Bernardino, Lancaster, Victorville, and Barstow, California)	June 24-27, 1986
Public Comment Period Ends for Preplanning Analysis	July 7, 1986
Notice of Availability of Draft EIS/EIR in Federal Register	February 13, 1987
Public Meetings/Hearings (same locations as above)	March 23-26, 1987
Public Comment Period Ends for Draft EIS/EIR	May 15, 1987
Notice of Availability of Final EIS/EIR in Federal Register	August 14, 1987
Public Review and Protest Period Ends for Those Recommendations in Final EIS/EIR Affecting Public Land	September 14, 1987
BLM Record of Decision Mailed Out	November 27, 1987

NOTE: Subject to Revision



## X. SIGNATURES

Prepared by:

Wendy L. Waiwood  
Land Use Planner

May 14, 1986  
Date

Recommended by:

Alden Sievers  
Alden Sievers  
Barstow Resource Area Manager

14 May 1986  
Date

Patricia E. McLean  
Ridgecrest Resource Area Manager

May 14, 1986  
Date

## Following Review of Public Comments

Approved by:

Gerald E. Hillier  
California Desert District Manager

Date \_\_\_\_\_



## APPENDICES







## APPENDIX A AIRSPACE CORRIDORS

### Ingress Into George Air Force Base (AFB)

This area serves as the approach corridor for aircraft landing at George AFB. As aircraft near the runway, it can be expected that the Day-Night Noise Level ( $L_{dn}$ ) for the area could exceed 80  $L_{dn}$ . Also, off the end of the runway, three areas have been defined where the probability of an aircraft accident is high, and which are subject to special land use recommendations relating to intensity of use and density of people. These three areas are the Clear Zone, the Accident Potential Zone 1, and the Accident Potential Zone 2. The Clear Zone begins at the runway threshold and extends 1500 feet on each side of the runway centerline and out to a distance of 3000 feet. Accident Potential Zone 1 is also 3000 feet wide and extends 5000 feet out from the Clear Zone. Accident Potential Zone 2 is 3000 feet by 7000 feet and begins at Accident Potential Zone 1. Height of structures within this corridor can be a safety hazard as aircraft descent is within 150 feet of the ground (see Height Restrictions included in the Federal Aviation Regulations, Part 77 for further details).

### Proposed Expanded Precision Impact Range Area (Edwards AFB)

This corridor is a safety zone, which if ownership is consolidated under public ownership, will be subject to infrequent hazardous conditions during field testing at the nearby AFB where aircraft are operating with ordnance aboard. While ordnance concussion does not normally occur in this zone, an occasional inadvertent drop is possible due to an electrical short air turbulence, or other unexpected occurrence. Due to the infrequency of this condition and the fact that this condition is predictable as a result of long range scheduling, most land uses are possible with occasional abandonment of the zone or underground protection.

### Supersonic/Low Flying Corridor (Edwards AFB)

This corridor is intended to provide an adequate area of unobstructed airspace in which military training and testing exercises can be safely conducted. Within this corridor aircraft are flying at levels as low as 50 feet and traveling at speeds in excess of 480 knots, which limits the range of compatible ground surface activities. A noise hazard exists with possible sound pressure levels exceeding 69  $L_{dn}$ . Annoyance, interference with speech communication and sleep, and startle and startle reaction are also factors which affect uses in the zone. This area is subject to numerous sonic booms caused when aircraft in this area are flying at supersonic speeds. Peak pressures from supersonic flight can be quite high depending on the relationship of the aircraft to the location where the overpressure is measured.







APPENDIX B  
INTERAGENCY AGREEMENT  
between the  
BUREAU OF LAND MANAGEMENT  
DEPARTMENT OF THE AIR FORCE

This Interagency Agreement is made by and between the Bureau of Land Management, California Desert District, hereinafter referred to as "BLM", and the Department of the Air Force, Headquarters Air Force Flight Test Center, hereinafter referred to as "AFFTC."

WHEREAS, the BLM is authorized by Section 307 of the Federal Land Policy and Management Act of 1976 (43 USC 1737) and the AFFTC is authorized by DOD Directive 4165.61 to enter into cooperative agreements with other parties to accomplish common management goals; and,

WHEREAS, the BLM under the laws of Congress and regulations of the Department of the Interior is responsible for the management of the public lands and resources thereon; and,

WHEREAS, the AFFTC, along with adjacent military bases, has established multiple low altitude training corridors through the R-2508 restricted airspace complex to test military aircraft and train personnel; and,

WHEREAS, a checkerboard land ownership pattern (composed of both private and public land) affects the capability of: 1) the DoD to fulfill its testing and training mission, 2) the BLM to effectively and efficiently manage the intermingled public lands, and 3) the private landowners to utilize and develop their lands consistent with applicable County General Plans; and,

WHEREAS, there is a desire of the BLM and the AFFTC to cooperate closely in the resolution of the checkerboard land ownership problems as they affect their missions; and,

WHEREAS, the BLM has an established system and procedures by which the problems associated with the checkerboard land ownership pattern can be addressed.

NOW, THEREFORE, the BLM and the AFFTC agree to establish a land tenure adjustment project in the manner and to the extent outlined below.

THE BLM AGREES TO:

1. Recruit and hire at least one Realty Specialist (at a full performance level GS-11) as an employee of the Barstow Resource Area, who shall have the primary task of carrying out all phases of the project.
2. Provide resource and administrative staff to support subject project.
3. Provide primary office space and vehicles for subject realty position.



THE AFFTC AGREES TO:

1. Reimburse the Bureau for costs associated with the land tenure adjustment project. The reimbursement shall provide for salary benefits for at least one Realty Specialist and other assisting BLM resource and administrative personnel, for the necessary training and travel, for supplemental studies in support of the project, and any service charges related to the administration of this agreement.
  - a. The cost reimbursement for FY 1983 shall not exceed \$40,000.
  - b. The cost reimbursement for future years shall be mutually agreed upon by BLM and AFFTC approximately six months prior to the start of each succeeding fiscal year and shall be based upon mutually agreed upon workload expectations.
2. Make available to BLM personnel the use of AFFTC facilities such as intermittent office space and temporary quarters, when needed in support of the project.
3. Make available to the BLM photo processing capabilities, aerial photographs, special maps, pertinent data, limited secretarial assistance, and other support personnel needed to accomplish the project.
4. Furnish such other support as mutually agreed during the course of this agreement by the parties hereto.

THE BLM AND THE AFFTC MUTUALLY AGREE TO:

1. Establish a land tenure adjustment project that will support the Department of Defense's test and training mission, that will meet BLM resource management objectives, and that will allow for utilization and development of private land consistent with applicable County General Plans. This program will include, but is not limited to: 1) the collection and analysis of pertinent data, 2) the development of management alternatives, 3) the preparation of an environmental analysis, 4) and the implementation of the decisions made, through land tenure adjustment and/or other means.
2. Place priority during Fiscal Year 1983 on project scoping and on the checkerboard land area (i.e. the supersonic area) north of Highway 58 and east and west of Highway 395.
3. Coordinate closely throughout the project with County and other local governments to ensure that any actions taken will be consistent with all applicable General Plans, ordinances and policies, or result in amendments thereto.



plan which defines the expected cost reimbursement, work priorities, work accomplishment, and special studies to be undertaken for the upcoming fiscal year.

5. Support the land tenure adjustment project for at least five years, or until the project is completed, or until otherwise terminated by mutual agreement.

The Barstow Area Manager (BLM) and the Chief, Plans and Programs (AFFTC) shall be the contact parties for all work related to this agreement. Nothing in this agreement shall be construed to override delegations of authority in effect within either agency nor confer delegations in excess of policies or procedures then in effect.

Nothing in this Agreement shall be construed as obligating either party hereto in the expenditure of funds, or for the future payment of funds, in excess of appropriations authorized by law. Accounting, billing, and record keeping shall be by methods authorized by each agency's procedures. For FY 1983, specific methods and dates for billing and transfer of funds shall be agreed upon by exchange of correspondence.

This Agreement shall become effective when signed by the parties hereto and shall remain in force until terminated by mutual agreement or by either party upon six months notice in writing to the other of its intention to terminate upon a date indicated.

Amendments to this Agreement may be proposed by either party and shall become effective upon approval by both parties.

BUREAU OF LAND MANAGEMENT  
DEPARTMENT OF THE INTERIOR

AIR FORCE FLIGHT TEST CENTER  
DEPARTMENT OF THE AIR FORCE

By Signed  
California Desert District Manager

By Signed  
Chief, Plans and Programs

Date Dec 26, 1982

Date 29 Dec 1982







APPENDIX C  
CALIFORNIA DESERT PLAN MULTIPLE USE CLASSIFICATIONS  
GUIDELINES

**Class C - Controlled Use**

This class is designed to preserve and protect wilderness values in areas that meet the criteria of the Wilderness Act of 1964, where BLM will recommend such areas for formal wilderness designation by Congress. It is the most preservation-oriented and restrictive of the four classes.

**Class L - Limited Use**

This class is oriented towards giving priority protection to sensitive, natural, scenic, ecological, and cultural resources while placing limitations on other uses that may conflict with or degrade these values. It is the second most restrictive and protection-oriented of the classes.

**Class M - Moderate Use**

This class provides for a wide variety of present and future uses under the principles of multiple use and sustained yield of renewable resources. It provides for tradeoffs between uses where conflicts occur and mitigation of damages caused by permitted uses. Management efforts support what can be termed as "resource use according to the principles of conservation."

**Class I - Intensive Use**

This class is designed to provide use of lands and resources to meet human needs. It permits intensive land uses with reasonable mitigation and protection of sensitive resource values through rehabilitation when necessary. It is the most consumptive use-oriented class.







APPENDIX D  
SAN BERNARDINO COUNTY  
LAND USE CATEGORIES

Urban Land Use Categories

1. RESIDENTIAL (RES) includes the full range of urban residential land use densities, differentiated on the regional map by numbers designating the maximum number of dwelling units per gross acre for each outlined area. Generally, this covers residential neighborhoods with predominant lot sizes of less than 2 1/2 acres. Land uses which may be found consistent with this regional map category include those permitted within the single residential and multiple residential districts of the Community Plans or their equivalent districts under the zoning ordinance. In some instances this category may also include supportive non-residential land uses such as schools, churches, libraries, rest homes, offices and neighborhood shopping centers, provided such uses generally serve a neighborhood service-related purpose. The primary feature distinguishing this category from other regional map categories, such as rural living or agriculture, is the commitment of a full range of urban public services, e.g., water, sewers, street systems, flood control, fire, police, schools, parks, libraries and ambulances, etc., where necessary.

2. COMMERCIAL (COM) includes all commercial activities normally associated with urban areas and requiring a wide range of public services. Examples include downtown areas, community centers, highway commercial areas, regional shopping and specialized centers. Land uses which may be found consistent with this regional map category include those permitted within the limited commercial, general commercial and service commercial districts in the Community Plans or their equivalent commercial districts under the zoning ordinance. In some instances this category may also include related light industrial uses and public facilities, provided these uses can function in harmony with the predominant commercial use.

3. INDUSTRIAL (IND) includes all industrial activities normally associated with urban areas, requiring many of the essential public services needed for urban areas and requiring many of the essential public services needed for urban residential and commercial categories. Examples include light assembly plants, electronics firms, industrial parks, equipment storage yards, transportation terminals, basic manufacturing and salvage yards. Land uses which may be found consistent with this regional map category include those permitted within the limited industrial and general industrial districts of the Community Plans or their equivalent districts under zoning ordinance. In some instances this category may also include related commercial uses and public facilities provided these uses can function in a supportive manner with the predominant industrial use.

Certain areas shown in the industrial category on the regional map contain pockets of existing residential use. It is the intent of the General Plan to encourage transition of these areas to industrial use as soon as possible in order to improve living conditions and reduce present conflicts between industrial and residential land uses. For this same



reason, none of the residential districts of the Community Plans or their equivalents under the zoning ordinance could be found consistent with the industrial category of the regional maps.

4. PUBLIC AND QUASI-PUBLIC (PUB) includes a variety of public and privately owned facilities and lands which provide a service to the general public. Examples include civic centers, high schools, regional parks, hospitals, lakes and defense installations. These uses may be either associated with or separated from urban residential, commercial and industrial categories and are labeled in many instances to indicate their general function. The outlines of areas in this category on the regional land use map do not necessarily show the exact boundaries of public or private land ownerships involved, but instead, graphically depict the general relationship of existing or proposed facilities to other land use categories.

#### Rural Land Use Categories

5. RURAL LIVING (RUL) includes a wide variety of rural residential resorts and light agricultural settings together with limited public service, commercial and employment facilities. Examples include small farms, rural subdivisions with parcels of 2-1/2 acres or greater (however, selected parcels as small as 1 acre may be found consistent with this category), scattered homes on large acreages, resorts and small rural settlements serving the needs of agriculture, mining and the traveling public. Land uses which may be found consistent with this category include those permitted within the rural residential and limited agricultural districts of the Community Plan or their equivalent districts under the zoning ordinance. In some instances this category may also include supportive non-residential land uses, such as local markets, supply stores, restaurants and storage yards, provided they serve functions related to the maintenance of a rural setting.

The primary feature distinguishing this category from other regional map categories is the limitation of public services and improvements to those which are designed for a rural area and which can be financially supported by a rural population. There is, therefore, a very limited availability of services commonly found in urban residential, commercial and industrial categories. Some of the areas in this category are included within the Williamson Act Agricultural Preserves, delineated on the health and safety map for each region.

6. AGRICULTURE (AGR) includes a wide variety of agricultural activities, including those which are least compatible with urban uses. Examples include orchards, row crops and grazing, as well as dairies, feed yards, calf nurseries and hog ranches. Land uses which may be found consistent with this category include those permitted within the limited agriculture and general agriculture districts of the Community Plans or their equivalents under the zoning ordinance.

In some instances this category may include supportive nonagricultural activities such as feed and equipment stores, tractor repair stations and roadside stands for products primarily grown on site, provided they are related to the predominant agricultural use and do not detract from its viability. This category is also distinguished from the urban categories



by the presence of very limited public services and improvements. Many of the areas in this category are included within the Williamson Act Agricultural Preserves, delineated on the health and safety map for each region.

#### Rural Conservation Land Use Category

7. RURAL CONSERVATION (RCN) includes a wide variety of publicly and privately owned land which by its location, access limitations, natural resources or scenic qualities, lends itself to uses of very low intensity and limited human habitation. Examples include National Forest and Bureau of Land Management holdings, camps, wilderness areas, agriculture, mining, houses on lots of 40 acres or greater and other public and private activities which preserve the predominant open space character of the category. Land uses which may be found consistent with this category include those within the rural conservation district of the Community Plans or the equivalent district under the zoning ordinance. This category is distinguished from all other categories by the absence of any of the public services and improvements associated with urban areas.

#### Mountain-Desert Land Use Map Designations

8. MOUNTAIN AND DESERT COMMUNITY includes communities for which regional land use categories have not previously been identified through the preparation and adoption of a Community General Plan. This special designation primarily reflects residential land uses with supporting commercial and industrial areas.

When a Community Plan is developed for a Mountain Community or a Desert Community, the regional land use maps will be amended to indicate the appropriate land use categories for the area.

9. DESERT SPECIAL SERVICE CENTER may be commercial service to highway travelers along the highway; it may be a convenience center for recreation activities along the Colorado River, or it may be a self-contained community within a military base, providing special services to the resident population. In some cases, special service centers are shown to indicate the location of activities which provide a special service to the surrounding resident population. This special designation will also be replaced by appropriate regional land use categories as Community Plans are prepared.







APPENDIX E  
SAN BERNARDINO COUNTY  
SAFETY OVERLAY DISTRICTS

OVERLAY DISTRICTS

85.0525

85.0525 Safety (S) Overlay Districts.

(a) INTENT.

(1) Safety Overlay Districts are intended to identify natural or man-made conditions which are a potential threat to the public health and safety and to formulate requirements to mitigate that threat. Districts have been established for significant earthquake ground shaking or liquefaction areas, areas prone to brush fires and flooding, areas prone to high noise levels, and for areas adjacent to airports.

(b) LOCATIONAL REQUIREMENTS.

(1) Safety — Geologic (S-G) Overlay.

(A) The S-G Overlay shall be designated in areas which are on or adjacent to active earthquake fault traces. The S-G overlay shall implement the requirements of the Alquist-Priolo Special Studies Zones Act of 1972.

(B) The S-G Overlay shall be designated in areas where landslides are prevalent.

(C) The S-G Overlay shall be designated in areas where liquefaction of the soil is associated with earthquake activity.

(2) Safety — Fire (S-F) Overlay.

(A) The S-F Overlay shall be designated in high fire hazard areas as mapped on the County General Plan Health and Safety Maps with the locations derived from the California Department of Forestry and U.S. Forest Service.

(3) Safety — Flood (S-FL) Overlay.

(A) The S-FL Overlay shall apply to those areas contained within any 100-year flood plain shown on the General Plan and as may be designated on maps prepared by the U.S. Army Corps of Engineers, the County Flood Control District or the Federal Flood Insurance Administration.

(B) The S-FL Overlay identifies flood hazard areas in order to maintain eligibility for the receipt of Federal Flood Insurance from the Federal Flood Insurance Administration and thereby protect the public health, welfare and safety. It should be noted that floodways are designated and mapped as separate land use districts having a list of permitted land uses and development standards.

(4) Safety — Airports (S-A) Overlay.

(A) The S-A Overlay as defined within this section should apply to those airports that are publicly owned or licensed for public use.

(B) The S-A Overlay as defined in this section shall not apply to major civilian and military installations such as Ontario International, George Air Force Base and Norton Air Force Base. In these instances, an Airport Land Use Plan should be prepared and adopted by an Airport Land Use Commission and incorporated into the appropriate community plan.

(C) The boundary of the S-A Overlay District shall be determined as follows:

(1) Wherever an Airport Land Use Plan has been prepared and adopted by an Airport Land Use Commission or an Airport Installation Compatible Use Zone (AICUZ) study has been completed around a military airport, the boundary may be as defined by those studies. Provided, however, that in any



case where said studies are proven wrong by an independent study completed by a qualified engineer and accepted by the Planning Commission, the boundary of the S-A Overlay District shall conform to the boundary as determined during the course of the project analysis.

(II) In all other cases, the District may include all that area within the "imaginary surfaces" as defined in the Federal Aviation Regulations, Part 77.

(5) Safety — Noise (S-N) Overlay.

(A) The S-N Overlay should be applied to those areas where the Community Noise Equivalency Level (CNEL) is 65 decibels or greater (65dB[A]).

(B) Community noise acoustical reports may be required during developmental processes to determine actual noise levels and contours.

(C) Certain land uses may not be compatible at 65 CNEL (dB[A]) or greater.

(c) DEVELOPMENT STANDARDS.

(1) Safety — Geologic (S-G) Overlay. When a land use is proposed within an S-G Overlay, the following standards shall apply:

(A) Development of all structures used for human occupancy, other than single-story wood frame structures, shall take place fifty (50) feet or further from any active earthquake fault traces. Active fault traces are those delineated on the Alquist-Priolo Special Studies Zones Maps or on maps contained within the County General Plan.

(B) Development of all structures used for critical facilities shall take place one hundred fifty (150) feet or further from any active earthquake fault trace as indicated within maps contained in the County General Plan or as delineated on the Alquist-Priolo Special Studies Zones Maps. Critical facilities shall include dams, reservoirs, fuel storage facilities, power plants, nuclear reactors, police and fire stations, schools, hospitals, rest homes, nursing homes and emergency communication facilities.

(C) The following conditions may apply to areas subject to periodic landslides and soil liquefaction as indicated on the community plan:

(I) Siting. All facilities and streets should be sited so as to minimize the erosion potential.

(II) Vegetation. Natural vegetation should be retained and protected where possible. Where inadequate vegetation exists, additional landscaping should be provided. Any additional landscaping should be compatible with the local environment and capable of surviving with a minimum of maintenance and supplemental water.

(III) Exposure of Bare Land. The smallest practical area of land should be exposed at any one time during development. When land is exposed during development, the exposure should be kept to the shortest practical duration and should be protected with temporary vegetation or mulching, where practical.

(IV) Run-off. The development should be designed to minimize water run-off. Provisions should be made to effectively accommodate any increased run-off.



(V) Special Measures. Measures shall be taken to offset the possible effects of landslides. A detailed geologic report identifying these measures shall be required prior to the issuance of building permits.

(VI) All proposed facilities located within liquefaction and landslide hazard areas shall be constructed in a manner to minimize or eliminate subsidence damage.

(2) Safety — Fire (S-F) Overlay.

(A) When a land use is proposed within the S-F Overlay in the Valley and Desert areas, the following standards shall apply:

(I) Access to a Subdivision. The subdivision and each phase thereof shall have two (2) points of vehicular ingress and egress from existing and surrounding streets, one of which may be emergency only. Where it can be shown that this requirement is a physical impossibility, a cul-de-sac no more than six hundred (600) feet in length may be permitted.

(II) All buildings shall be located at least thirty (30) feet apart.

(III) The following residential densities shall not be exceeded in the S-F Overlay in the Valley and Desert Areas:

Slope	Density
Less than or equal to 15%	Approximately 4 du/acre
15% - 30%	Approximately 2 du/acre
Greater than 30%	1 du/3-5 acres or structure development prohibited entirely.

(IV) All proposed development must be adequately served by water supplied for community fire protection in accordance with the standards set by the County Fire Warden.

(V) All proposed development must meet all other applicable standards set forth by the County Fire Warden.

(VI) All proposed development shall be submitted to the local fire authority for comment. Any comments received shall be mentioned in the staff report for the proposed development.

(VII) Any development within the S-F Overlay must comply with the requirements of the Office of Building and Safety.

(B) When a land use is proposed within an S-F Overlay in the Mountain areas, the following standards shall apply:

(I) Except as provided below, all residential and accessory buildings shall have thirty (30) foot separations from buildings on adjoining property. However, said buildings shall have minimum separations or setbacks as follows when the responsible fire authority determines that there is adequate water fire flow to the site:

— Residential and accessory buildings shall have interior side yard setbacks of twenty (20) percent of the lot width, provided that such interior side yards shall not be less than five (5) feet and need not exceed fifteen (15) feet. In no case shall building separations be less than ten (10) feet from buildings on adjoining property.



(II) When exterior walls of residential and accessory buildings are within fifteen (15) feet of interior side or rear lot lines, or building separation is less than thirty (30) feet, the outside of said exterior walls shall be covered with materials which are approved for exterior locations and listed as one-hour fire resistive construction.

(III) Any deviation to the provisions of this Section approved in accordance with the provisions of Section 84.0340 of the Development Code shall be conditioned upon suitable fire protection measures which may include, but are not limited to, a combination of special fire resistive construction and external automatic fire extinguishing and detection systems.

(IV) Except as provided in Section 85.0525(c)(2)(B)(V), the following residential densities for proposed development in the Single Residential (RS) and Multiple Residential (RM) Districts shall not be exceeded in the Safety-Fire (S-F) Overlay District:

Slope	Density
Less than 15% .....	up to 4 du/acre
15% - 30% .....	up to 2 du/acre
Greater than 30% and less than 40% .....	up to 1 du/acre
40% and greater .....	up to 1 du/3 acres

(V) The slope density formula in this section for residential districts does not apply to subdivisions or residential projects or portions thereof when the subdivision or residential project meets all of the following:

- The subdivision or residential project has immediate dual access to a County or State maintained paved road(s).
- The responsible fire authority determines that there is adequate water fire flow to each of the proposed parcels or residential units.
- The responsible fire authority determines that there is adequate peripheral access and maneuvering area for fire fighting equipment to reach and protect each structure and lot.
- Erosion control measures are utilized.

(VI) All proposed development must be adequately served by water supplied for community fire protection in accordance with the standards set by the County Fire Warden.

(VII) All proposed development must meet all other applicable standards set forth by the County Fire Warden.

(VIII) All proposed development shall be submitted to the local fire authority for comment. Any comments received shall be mentioned in the staff report for the proposed development.

(IX) Any development within the S-F Overlay must comply with the requirements of the Office of Building and Safety.

(3) Safety — Flood Plain (S-FL) Overlay.

(A) When a land use is proposed within a S-FL Overlay, the following standards shall apply:



(I) No structures shall be constructed, located or substantially improved, and no land shall be graded or developed, and no permit or approval shall be granted within any one hundred (100) year flood plain as mapped by the U.S. Army Corps of Engineers, County Flood Control District, or the Federal Flood Insurance Administration unless the standards enumerated herein are complied with.

— All new structures and exterior improvements to existing structures that invoke an expansion of fifty percent (50%) or more of the existing floor area shall be constructed on a pad, the elevation of which is up to or above the base flood elevation, except that:

— Nonresidential structures may alternatively comply with the following requirements upon approval of the Flood Control District:

— Utilize structural components capable of resisting the pressures, velocities, impact and uplift forces associated with floodwaters.

— Be floodproofed so that the structure is watertight, with walls below the base flood level being substantially impermeable to the passage of water.

— Mobilehomes placed in existing mobilehome subdivisions or parks may alternatively comply with the following requirements upon approval of the Flood Control District:

— Over-the-top ties shall be provided at each of the four corners of a mobilehome, with two (2) additional ties per side at intermediate locations, except that mobilehomes less than fifty (50) feet in length shall require only one (1) additional tie per side.

— Frame ties shall be provided at each corner of a mobilehome, with five (5) additional ties per side at intermediate points, except that mobilehomes less than fifty (50) feet in length shall require only four (4) additional ties per side.

— All components of the anchoring system shall be capable of carrying a force of forty-eight hundred (4,800) pounds.

— All new structures and exterior improvements to existing structures that require building permits shall:

— Be constructed and adequately anchored to prevent flotation, collapse or lateral movement of the structure.

— Be constructed with materials and utility equipment resistant to flood damage.



- Be constructed by methods and practices that minimize flood damage.
  - All on-site water supply and waste disposal systems shall be constructed and located to minimize infiltration of floodwaters and to avoid impairment to, or contamination to, or from utilities during flooding.
- (4) Safety — Airports (S-A) Overlay. When a land use is proposed within an S-A Overlay, the following standards and criteria shall apply:
- (A) Any proposed structures should not exceed the height limitations provided by the requirements of Federal Aviation Regulations (FAR), Part 77. Existing topographic elevations as compared to the deviation of the centerline of the runway (primary surface) should be considered in determining the permitted height of an affected structure.
  - (B) The Airport Safety Areas shall be defined as follows:
    - (I) Airport Safety Area 1 corresponds with the FAA Approved Clear Zone (per FAR Part 152) for each runway end.
    - (II) Airport Safety Area 2 corresponds with the area beneath the FAR Part 77 approach surface for each runway end and extends from the outer limit of the Clear Zone to the point where the approach surface intersects the horizontal surface.
    - (III) Airport Safety Area 3 encompasses the area beneath the FAR Part 77 horizontal and conical surface.
  - (C) Within Safety Area 1, the following land uses should not be permitted:
    - (I) Residential Development.
  - (D) Within Safety Area 1, the following land uses shall be subject to a Site Approval in accordance with the provisions of Section 84.0320:
    - (I) Permanent structures (not necessarily including such items as roads, railroads or underground vaults).
    - (II) Any use which may result in short- or long-term concentration of people.
    - (III) Hazardous installations such as oil or gas storage.
    - (IV) Uses resulting in a distracting or confusing emission or reflection of light.
    - (V) Uses which could generate smoke or which could attract large concentrations of birds.
    - (VI) Uses which would generate electrical interference.
    - (VII) Uses which may otherwise affect safe air navigation.
  - (E) Within Safety Area 2 the following land uses shall be subject to a Site Approval in accordance with the provisions of Section 84.0320:
    - (I) Any new residential development which would result in a population density greater than two (2) one-family dwelling units per acre.
    - (II) Any use, depending upon location, which would result in large concentrations of people such as, but not limited to, shopping centers, restaurants, schools, factories, hospitals or stadiums.
    - (III) Uses resulting in a distracting or confusing emission or reflection of light.



(IV) Uses which could generate smoke or which could attract large concentrations of birds.

(V) Uses which would generate electrical interference.

(VI) Uses which may otherwise affect safe air navigation.

(VII) Noncompatible uses applying to a safety area only.

(F) Within Safety Area 3 the following land uses shall be subject to a Site Approval in accordance with the provisions of Section 84.0320:

(I) Uses which would result in large concentrations of people, such as stadiums, hospitals or schools, should be considered noncompatible uses within this area.

(5) Safety — Noise (S-N) Overlay.

(A) When a land use is proposed within an S-N Overlay, the following standards shall apply with respect to residential uses:

(I) Noise levels shall be identified. An acoustical report shall be performed to identify noise impacts and land uses.

(II) Interior noise levels in all one-family and multiple-family residences and educational institutions shall not exceed 45 dB(A) CNEL emanating from sources outside of the residential building.

(III) Exterior noise levels in all one-family residential land use areas and multiple-family residential land use areas should not exceed 65 dB(A) CNEL. Exterior noise levels shall not exceed 70 dB(A) CNEL for any residential use area.

(IV) Ability to mitigate exterior noises to the levels of 65 dB(A) CNEL and 70 dB(A) CNEL shall be considered by the reviewing authority when determining the actual CNEL level with which the land use must comply.

(V) In areas where noise exceeds the noise standard, measures shall be taken to mitigate noise levels. An acoustical report identifying these mitigation measures shall be required and reviewed by Environmental Health Services Department prior to site approval/tract recordations or prior to the issuance of building permits.

(VI) All other structures shall be sound attenuated against the combined input of all present and projected exterior noise to meet the following criteria:

Typical Uses	12-Hour Equivalent Sound Level Interior
Educational Institutions, Libraries, Churches, etc. ....	45
General Office, Reception, etc. ....	50
Retail Stores, Restaurants, etc. ....	55
Other areas for Manufacturing, Assembly, Test, Warehousing, etc. ....	65

In addition, the average of the maximum levels of the loudest of intrusive sounds occurring during a 24-hour period shall not exceed 65 dB(A) interior.











